

CITY of SANTA CRUZ

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	54,600
Annual Single-Family Units Permitted (1996-98, Avg.):	99
Annual Multi-Family Units Permitted (1996-98, Avg.):	72
Total Annual Residential Units Permitted (1996-98, Avg.):	171

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	N
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: see list at end⁴

iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	< 25%

v. Nexus Reports

-City Council Resolution NS-24 (1999) - departmental fees
-no other nexus reports

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No - lack of buildable land; but able to calculate fees

ii. Expected Location of Model in this Jurisdiction:

West Santa Cruz - near UCSC

Nobel Drive @ Meder

iii. Expected Environmental Assessment Determination:

Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, infrastructure, utility undergrounding, curb, gutter, sidewalk, st. lights, landscaping, soundwalls, bus stops, traffic lights
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure, utility undergrounding, curbs, gutters, sidewalks, st. lights, front yard landscaping
-Common Amenities / Open Space:	-common open space, picnic areas, tot lot; possible community hall/building
-Affordable Housing Dedication:	-15% of units dedicated for low-income housing in perpetuity - 4 units required
-Project Management Requirements:	-Conditions of Approval; Development Agreement; Home Owners Association; Design Review
-Typical Reporting:	-soils, seismic, traffic, noise, biologic, wetlands, arborist, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.80
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Unit	246,988
Total Valuation per 25 Unit Subdivision Model	6,174,700

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
Application Intake Fee	flat		30
General Plan Amendment Fee	2335 flat + T&M (included in PD hours estimated below) ¹		2,335
Zone Change Application Fee	2935 flat + T&M (included in PD hours estimated below) ¹		2,935
Planned Development Permit	2335 flat + 100 hrs estimated @ 81.50/hr		10,485
Planning Department Document Fee	flat		15
Public Hearing / Notice	flat		65
Pre-Application Review	none		-
Design Review Permit/Fee	flat per unit	450	11,250
Fire Dept Review Fee	20% of Design Review Fee		2,250
Preliminary Map	none		-
Tentative Map Fee	1305 flat + 250/unit		7,555
Final Map Fee	flat		250
Public Works Final Map Fee	100 flat + 5/unit		225
Development Agreement Fee	2335 flat + T&M ²		2,335
Coastal Permit Fee	flat		450
Environmental Assessment / EIR Review	2335 flat		2,335
Estimated cost of EIR			100,000
Subtotal Planning Fees			142,515

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on UBC	1622.25	40,556
Building Plan Check Fee	65% of Bldg Permit	1054.46	26,362
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.70	618
Planning Dept Plan Check Fee	100 flat + 3/1000 val'n	841	21,025
Fire Dept Plan Check Fee	20% of Bldg Permit	324.45	8,111
Fire Sprinkler Fee	16 heads @ 2/ head	32	800
Improvements Plan Check Fee	none		-
Improvements Inspection Fee	5% of 1st 100K val'n + 3.5% of remainder		19,000
Grading Permit Fee	schedule based on 10,000 CY		198
Electrical Permit Fee	23.50 flat + 30.50 new service + .056/sf (2900 sf) = 216/unit		5,400
Plumbing Permit Fee	23.50 flat + fixture count = 213.80/unit		5,345
Mechanical Permit Fee	23.50 flat + fixture count = 77.80/unit		1,945
City Recording Fee	6/sheet		180
Document Handling	4.50 flat + .90/sheet		32
Title XXIV Energy Compliance Fee	flat per unit	85	2,125
Water Plan Review Fee	flat per unit	35	875
Water Service Inspection Fee	flat per unit	46	1,150
Subtotal Plan Check, Permit & Inspection Fees			133,722

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Devt Fee - Elementary	1.07 /sf	2,675	66,875
School District Devt Fee - High School	.58 / sf	1,450	36,250
City - Sanitary Sewer Connection Fee	flat per unit	720	18,000
City - Water Connection Fee	flat per unit	3,356	83,900
City - Parks and Recreation Fee	3 / sf (2500 sf)	7,500	187,500
City - Afford. Hous'g In-Lieu Fee	formula ³	4 units @ 73,816 ea	295,264
Subtotal Infrastructure, Impact & District Fees			687,789

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	964,026
Total Fees per Unit (total from above / 25 units)	38,561

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	East Santa Cruz - Seabright Area Windham Street @ Seabright
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-upgrade to current citywide infrastructure standards;
-Project Management Requirements:	-Design Review (conditional upon site)
-Typical Reporting:	-soils, seismic, biologic, wetlands, arborist, archaeological (conditional)

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.80
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Model	246,988

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Application Intake Fee	flat		30
Pre-Application Review	none		-
Planning Department Document Fee	flat		15
Design Permit (new residential)	flat		450
Fire Dept Review Fee	20% of Design Review Fee		90
Coastal Permit Fee	flat		450
Environmental Assessment / Exemption Fee	flat		65
Subtotal Planning Fees			1,100

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on UBC	1622.25	1,622
Building Plan Check Fee	65% of Bldg Permit	1054.46	1,054
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.70	25
Planning Dept Plan Check Fee	100 flat + 3/1000 val'n	841	841
Fire Dept Plan Check Fee	20% of Bldg Permit	324.45	324
Fire Sprinkler Fee	16 heads @ 2/ head	32	32
Grading Permit Fee	schedule based on 2,000 CY		135
Electrical Permit Fee	23.50 flat + 30.50 new service + .056/sf (2900 sf) = 216/unit		216
Plumbing Permit Fee	23.50 flat + fixture count = 213.80/unit		214
Mechanical Permit Fee	23.50 flat + fixture count = 77.80/unit		78
City Recording Fee	6/sheet		90
Document Handling	4.50 flat + .90/sheet		18
Title XXIV Energy Compliance Fee	flat per unit	85	85
Water Plan Review Fee	flat per unit	35	35
Water Service Inspection Fee	flat per unit	46	46
Subtotal Plan Check, Permit & Inspection Fees			4,815

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Devt Fee - Elementary	1.07 /sf	2,675	2,675
School District Devt Fee - High School	.58 / sf	1,450	1,450
City - Sanitary Sewer Connection Fee	flat per unit	720	720
City - Water Connection Fee	flat per unit	3,356	3,356
City - Parks and Recreation Fee	3 / sf (2500 sf)	7,500	7,500
Subtotal Infrastructure, Impact & District Fees			15,701

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	21,616
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D. 45 UNIT MULTI-FAMILY MODEL**i. Project Typical for Jurisdiction?**

No - lack of buildable land; but able to calculate fees

ii. Expected Location of Model in this Jurisdiction:Downtown Santa Cruz
Chestnut Street @ Laurel Street**iii. Expected Environmental Assessment Determination:**

Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, infrastructure, utility undergrounding, curb, gutter, sidewalk, st. lights, landscaping, soundwalls, bus stops, traffic lights
-Internal Site Improvements:	-no dedication of streets req'd; full infrastructure dedicated; full street, utility undergrounding, curbs, gutters, sidewalks, st. lights, front yard landscaping
-Common Amenities / Open Space:	-common open space, picnic areas, tot lot; possible community hall/building
-Affordable Housing Dedication:	-15% of units dedicated for low-income housing in perpetuity - 7 units required
-Project Management Requirements:	-Conditions of Approval; Development Agreement; Home Owners Association; Design Review
-Typical Reporting:	-soils, seismic, traffic, noise, biologic, wetlands, arborist, archaeological

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	84.07
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Unit	89,066
Total Valuation per 45 Unit Multi-Family Development Model	4,007,970

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Application Intake Fee	flat		30
General Plan Amendment Fee	2335 flat + T&M (included in PD hours estimated below) ¹		2,335
Zone Change Application Fee	2935 flat + T&M (included in PD hours estimated below) ¹		2,935
Planned Development Permit	2335 flat + 100 hrs estimated @ 81.50/hr		10,485
Planned Development Document Fee	flat		15
Public Hearing / Notice	flat		65
Pre-Application Review	none		-
Design Review Permit/Fee	flat per unit	450	20,250
Fire Dept Review Fee	20% of Design Review Fee		4,050
Preliminary Map	none		-
Public Works Final Map Fee	100 flat + 5/unit		225
Development Agreement Fee	2335 flat + T&M ²		2,335
Coastal Permit Fee	flat		450
Environmental Assessment / EIR Review	2335 flat		2,335
Estimated cost of EIR	estimate		100,000
Subtotal Planning Fees			145,510

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on UBC	923.75	41,569
Building Plan Check Fee	65% of Bldg Permit	600.44	27,020
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.91	401
Planning Dept Plan Check Fee	100 flat + 3/1000 val'n	370	370
Fire Dept Plan Check Fee	20% of Bldg Permit	184.75	8,314
Fire Sprinkler Fee	10 heads @ 2/ head	20	900
Improvements Plan Check Fee	none		-
Improvements Inspection Fee	5% of 1st 100K val'n + 3.5% of remainder		19,000
Grading Permit Fee	schedule based on 8000 CY		180
Electrical Permit Fee	23.50 flat + 30.50 new service + .056/sf (1200 sf) = 121.20/unit		5,454
Plumbing Permit Fee	23.50 flat + fixture count = 194.20/unit		8,739
Mechanical Permit Fee	23.50 flat + fixture count = 77.80/unit		3,501
City Recording Fee	6/sheet		180
Document Handling	4.50 flat + .90/sheet		32
Title XXIV Energy Compliance Fee	flat per unit	85	3,825
Water Plan Review Fee	flat per unit	35	1,575

Water Service Inspection Fee	flat per unit	46	2,070
Subtotal Plan Check, Permit & Inspection Fees			123,130

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Devt Fee - Elementary	1.07 /sf	1,070	48,150
School District Devt Fee - High School	.58 / sf	580	26,100
City - Sanitary Sewer Connection Fee	flat per unit	1,000	45,000
City - Water Connection Fee	flat per unit	3,356	151,020
City - Parks and Recreation Fee	3 / sf (1000 sf)	3,000	135,000
City - Afford. Hous'g In-Lieu Fee (townhouse)	formula ⁴	7 units @ 73,816 ea	516,712
Subtotal Infrastructure, Impact & District Fees			921,982

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	1,190,622
Total Fees per Unit (total from above / 45 units)	26,458

Notes: ¹Planning Department deposits are applied against hourly staff costs for each application. Amounts listed herein are base deposits, and may not reflect actual costs. Estimated hours for the Planned Development Fee (primary application) include staff hourly inputs for the GPA and Rezone.

²No Time and Materials cost included herein.

³Affordable Housing Dedication In-Lieu Fee Formula for single-family / townhouse dwellings are calculated as follows:

-*Inclusionary Price Formula:* Max loan amount (based on income of 904/mo) @126,184
+ 20% downpayment of sales price @ 31,546 = Inclusionary price at 157,730 / unit

-*Basic Formula:* (Appraised Market Value of Typ. Townhouse @ 250,000 - Inclusionary Price @ 157,730) x 80% =
Total in Lieu Fee of 73,816 per required unit.

⁴Affordable Housing Fee Waiver Program: The following fees are waived for low-income projects targeted at 51-60% of median income: Water and Sewer Connection Fees, and Planning Application Fees (if project is 100% affordable). The following fees are waived for very-low income project targeted at 0-50% of median income: Building Permit Fees, Building Plan Check Fees, Planning Plan Check Fees, Parks Fees, Water and Sewer Connection Fees, Fire Inspection Fees, Parking District Fees (in applicable districts), and Planning Application Fees (if project is 100% affordable).